



Moorfield Drive | Killingworth Village | NE12 6BA

**£314,995**

Nestled in a cul-de-sac in Killingworth Village we are thrilled to present this beautifully maintained detached property on Moorfield Drive. Offering spacious and well-balanced accommodation throughout, perfect for anyone seeking comfortable modern living in a highly desirable location.

Step inside to a welcoming hallway which gives access to the comfortable lounge with light in abundance from the front facing window and French doors to the rear, an ideal place to relax at the end of the day. The well-appointed kitchen diner is both stylish and functional complete with integral appliances, sure to impress culinary enthusiasts and French doors which open on to garden. A convenient guest w.c. completes the ground floor.

Upstairs a generous landing leads to the spacious principle bedroom with fitted wardrobes and en-suite, while two further well-proportioned bedrooms are served by the stylish family bathroom .

Externally you will find a garden to the front with a double length driveway providing ample parking space for vehicles, whilst to the rear, a detached garage provides extensive storage and borders a large well-kept enclosed garden with raised decked area with wood gazebo and a patio, ideal for entertaining and family get togethers.

The property is ideally situated for a variety of potential purchasers including families wishing to attend the local schools, commuters wishing to access the local and regional business centres of the area or those looking for a quieter dwelling close to local amenities.

We feel demand will be high so strongly advise an early inspection to secure.

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**Detached Family Home**

**Well Kept Gardens**

**Sought After Development**

**Good Sized Garage**

**Three Generous Bedrooms**

**Freehold**

**EPC: B**

**Council Tax: C**

#### **ENTRANCE HALL**

A double-glazed entrance door opens into the welcoming hallway, featuring a staircase leading to the first floor and a radiator.

#### **DOWNSTAIRS CLOAKS/W.C.:**

Fitted with a low-level WC and hand wash basin, complemented by tiled splashbacks, a tiled floor, radiator, and extractor fan.

#### **LOUNGE: 19'5 x 10'3, (5.92m x 3.12 m),**

A bright and spacious living room with a double-glazed window to the front and double-glazed French doors opening onto the rear garden. Features include a marble-effect fireplace with matching inset and hearth housing an electric fire, two radiators, and decorative ceiling corning.

#### **DINING KITCHEN: (rear): 19'5 x 14'1 narrowing to 7'3 (5.92m x 4.29m x 2.21),**

A stylish and spacious dining kitchen fitted with a contemporary range of base, wall, and drawer units, complemented by a 1½ bowl stainless steel sink unit. Integrated appliances include an electric oven, gas hob, cooker hood, and fridge freezer. There is space for a slimline dishwasher and plumbing for a washing machine. Additional features include ceiling spotlights, a wall-mounted combination boiler neatly concealed within a unit, a double-glazed window to the front, and French doors opening onto the rear garden, creating an ideal space for everyday living and entertaining.

#### **FIRST FLOOR LANDING AREA:**

The landing provides access to the loft via a pull-down ladder. We understand the loft is partially boarded, offering useful storage space. There is also an airing cupboard.

**BEDROOM ONE: 11'0 x 11'0, (3.35m x 3.35m).** A well-proportioned principal bedroom featuring a double-glazed window to the front, a built-in wardrobe, and a radiator.

**EN-SUITE SHOWER ROOM:** Fitted with a pedestal wash hand basin, low-level WC, and a step-in double shower enclosure with mains-fed shower. Additional features include a heated towel rail, extractor fan, ceiling spotlights, part-tiled walls, and a frosted double-glazed window to the side.

**BEDROOM TWO: 9'4 x 10'2, (2.84m x 3.09m).** A comfortable double bedroom with a double-glazed window to the front and a radiator.

**BEDROOM THREE: 9'9 x 10'3, (2.97m x 3.12m).** A well-presented third bedroom featuring attractive part-panelled walls, a double-glazed window, and a radiator.

#### **FAMILY BATHROOM:**

Comprising a panelled bath with mixer shower attachment, pedestal wash hand basin, and low-level WC. The bathroom also benefits from a heated towel rail, extractor fan, ceiling spotlights, and part-tiled walls.

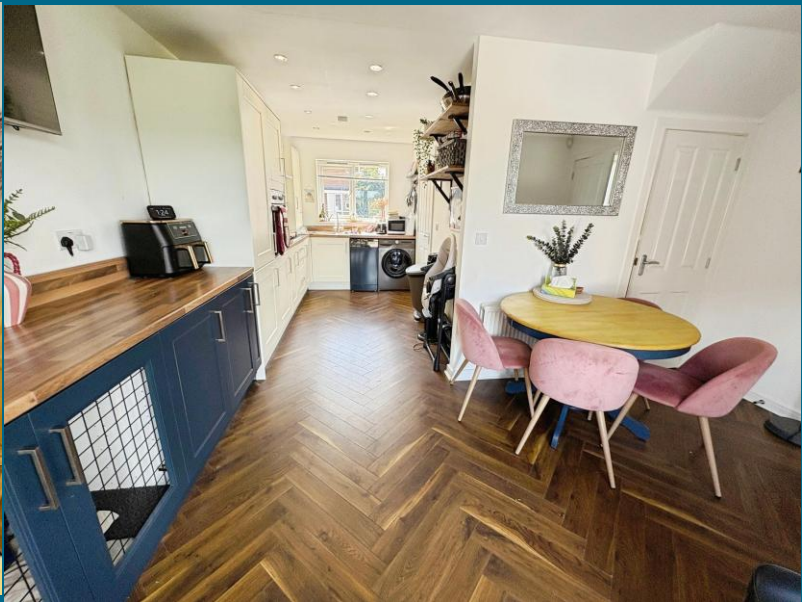
**EXTERNALLY:** To the front, the property enjoys a lawned garden alongside a double-length driveway providing off-road parking. Additional features include an electric vehicle charging point and an external water supply.

The enclosed rear garden has been thoughtfully landscaped to provide an excellent outdoor entertaining space, featuring a raised decked seating area with a timber gazebo, a well-maintained lawn, and gravelled sections for low-maintenance enjoyment. The garden is enclosed by fenced boundaries with gated side access to the front and benefits from two external power points.

**T: 0191 266 7788**

[Foresthall@rmsestateagents.co.uk](mailto:Foresthall@rmsestateagents.co.uk)

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### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: Fibre To Premises  
Mobile Signal Coverage Blackspot: No  
Parking: Garage/Driveway

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### RESTRICTIONS AND RIGHTS

Listed? NO  
Conservation Area? NO  
Restrictions on property? NO  
Easements, servitudes or wayleaves? NO  
Public rights of way through the property? NO

### RISKS

Flooding in last 5 years: NO  
Risk of Flooding: ZONE 1  
Any flood defences at the property: NO  
Coastal Erosion Risk: LOW  
Known safety risks at property (asbestos etc...): NO

### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Yes, there is an ongoing and future Bellway residential development to the rear of the property. Building works are currently taking place and are expected to continue as the development progresses.  
Outstanding building works at the property: NO

### ACCESSIBILITY

This property has no accessibility adaptations.

### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

### COUNCIL TAX BAND: C

### EPC RATING: B

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Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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